



Groomswood Cottage, 560 London Road | Davenham, | CW9
8LR

EDWARD
mellor



Features

- A charming semi detached cottage circa 1670
- Superbly modernised and with extended layout
- 3 bedrooms and 2 bathrooms
- Attractive lounge, dining room & garden room
- Off road parking and mature gardens

Groomswood Cottage is one of the oldest houses in the village dating back to around 1670 having historical connections to the nearby Davenham Hall. To be sold for the first time since 1979, the property has been sympathetically extended and superbly modernised enjoying many character features to include revealed beams

and traditional latch and brace interior doors. With gas central heating having a Worcester boiler, the well presented layout begins lounge with a gas fire in log burning style through to a lovely garden room. Completing the ground floor is a fitted kitchen, dining room with dual aspect and excellent shower room. On the first floor there is a

master bedroom with a range of fitted wardrobes, guest bedroom 2, bedroom 3/workspace and bathroom. Outside there is a driveway with off road parking available, There are mature gardens laid out to the front and with delightful secluded rear garden enjoying a south facing orientation.



The property stands nicely back from roadside in a much favoured stretch of road in Davenham village locally known as 'Mereheath'. Notably there are outstanding educational facilities in the area for all age groups including a village primary school, county high school and Sir John Deane's college of further education. There is easy access to the A556 bypass which connects to the motorway networks and many major commercial centres throughout the north west. Just a short walk will lead to the village centre providing good local amenities. Northwich town centre is around 2.5 miles away with multiplex cinema, a number of bars and restaurants, a comprehensive range of shops and stores and a Waitrose supermarket with picturesque marina adjacent. Also nearby is access to beautiful open countryside and miles of riverside walks and cycle rides.

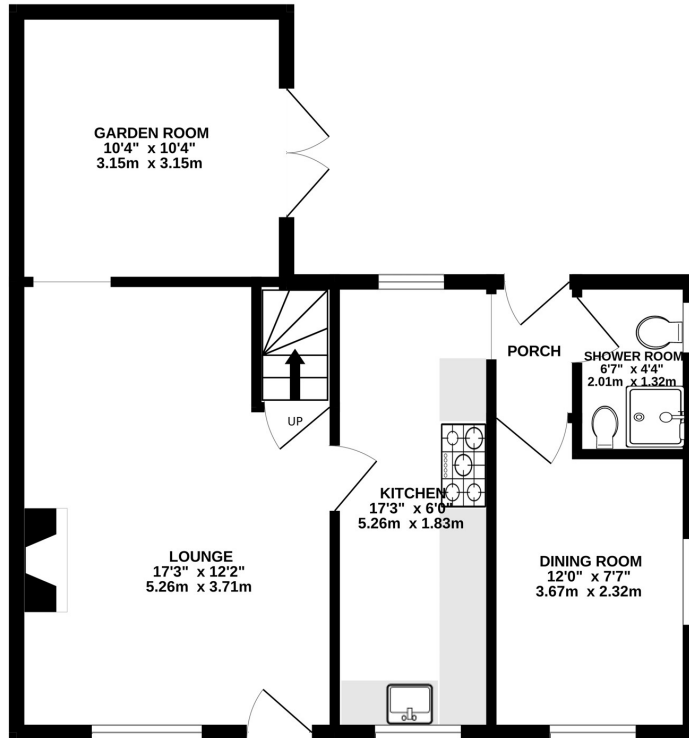
SERVICES: All main services are all connected. **TENURE:** We are informed that the property is Freehold. **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **NOTE :** Planning consent has been granted for the kerb to dropped fronting London Road in conjunction with the adjoining house. Work will be completed in the near future. **ASSESSMENTS:** Cheshire West and Chester Council tax band - ED Energy Efficiency Rating - TBC



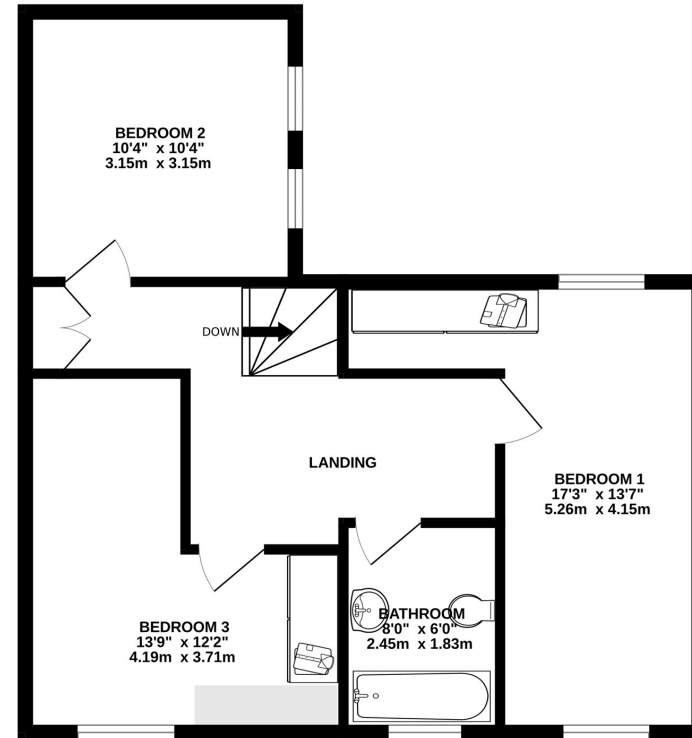
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating

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